

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEYIn Re:  
EMADEDIN BARAKATCase No.: 19-29536  
Chapter: 13  
Judge: John K Sherwood**NOTICE OF PROPOSED PRIVATE SALE**

EMADEDIN BARAKAT, the Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court  
Martin Luther King, Jr. Federal Building  
50 Walnut Street  
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable John K Sherwood on December 12, 2019 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3D, . (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 27 Moonachie Avenue, Moonachie, New Jersey 07074

Proposed Purchaser: Rocio Fernandez, Ana De La Mata, and Eliana De La Mata Grande

Sale price: \$365,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Eric Hausman, Esq.

Amount to be paid: \$1,750.00

Services rendered: Representation of Debtor through the closing process, including representation during negotiations pertaining to a Use and Occupancy Agreement.

\*See Addendum attached herewith\*

**ADDENDUM**

Name of Professional:	Samson Romano, Real Estate Agent
Amount to be Paid:	2.5% + \$250.00 of sale price due at closing
Services rendered:	Representation of Debtor through the closing process, including assisting Debtor to navigate through the property sale transaction.

Name of Professional:	Andy Fernandez, Real Estate Agent
Amount to be Paid:	2.5% of sale price due at closing
Services rendered:	Representation of buyer through the closing process, including assisting in the navigation of the property sale transaction.

**[SPACE LEFT INTENTIONALLY BLANK]**

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Valerie Palma DeLuisi, Esq.  
Address: Law Offices of Nicholas J. Palma, Esq., P.C. 1425 Broad Street, 2nd Fl. Clifton, NJ 07013  
Telephone No.: 973-471-1121

**Certificate of Notice Page 4 of 5**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Emadeddin Barakat  
 Debtor

Case No. 19-29536-JKS  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf905

Page 1 of 2  
 Total Noticed: 21

Date Rcvd: Nov 21, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 23, 2019.

db  
 518513936 +Emadeddin Barakat, 201 W 2nd Street, Clifton, NJ 07011-2463  
 518513937 American Express, P.O. Box 650448, Dallas, TX 75265-0448  
 518513938 Atlantic Collection Agency, Attn: Bankruptcy, 194 Boston Rd, East Lyme, CT 06333  
 518513938 ++BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238  
 (address filed with court: Bank of America, N.A., PO Box 982238, El Paso, TX 79998)  
 518513939 BMO Harris Bank, N.A., PO Box 71951, Chicago, IL 60694-1951  
 518513940 +Chase Card Services, Attn: Bankruptcy, PO Box 15298, Wilmington, DE 19850-5298  
 518513942 +Chase Mortgage, Mail Code: OH4-7302, PO Box 24696, Columbus, OH 43224-0696  
 518513941 Chase for Business, PO Box 36520, Louisville, KY 40233-6520  
 518513943 +Credit Control LLC, PO Box 546, Hazelwood, MO 63042-0546  
 518563615 +JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A.,  
 c/o Robertson, Anschutz & Schneid, P.L., 6409 Congress Avenue, Suite 100,  
 Boca Raton, FL 33487-2853  
 518513945 +Kallied Barakat, 201 W 2nd Street, Clifton, NJ 07011-2463  
 518549326 +Pinnacle Service Solutions LLC, 4408 Milestrip Rd, #247, Blasdell NY 14219-2553  
 518513946 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026  
 (address filed with court: Toyota Financial Services, Attn: Bankruptcy Dept, PO Box 8026,  
 Cedar Rapids, IA 52409)  
 518549761 +Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013  
 518513947 Toyota of Princeton, 2871 US-1, Lawrence Township, NJ 08648  
 518513948 +Wong Fleming, 821 Alexander Road, Suite 200, Princeton, NJ 08540-6352

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usan.j.njbankr@usdoj.gov Nov 22 2019 00:29:27 U.S. Attorney, 970 Broad St.,  
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Nov 22 2019 00:29:25 United States Trustee,  
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
 Newark, NJ 07102-5235  
 518567465 +E-mail/Text: B@directcapital.com Nov 22 2019 00:30:23 Direct Capital, 155 Commerce Way,  
 Portsmouth, NH 03801-3243  
 518513944 E-mail/Text: cio.bncmail@irs.gov Nov 22 2019 00:28:49 Internal Revenue Service,  
 Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0039  
 518550708 E-mail/PDF: resurgentbknotifications@resurgent.com Nov 22 2019 00:41:40 LVNV Funding, LLC,  
 Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587

TOTAL: 5

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
 pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 23, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 19, 2019 at the address(es) listed below:

Jill Manzo on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
 bankruptcy@feinsuch.com  
 Marie-Ann Greenberg magecf@magtrustee.com  
 Melissa N. Licker on behalf of Creditor JPMorgan Chase Bank, National Association  
 NJ\_ECF\_Notices@mccalla.com  
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
 Valerie Palma DeLuisi on behalf of Debtor Emadeddin Barakat vpd@palmalawfirm.com,  
 r51449@notify.bestcase.com

District/off: 0312-2

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 21

Date Rcvd: Nov 21, 2019

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system (continued)

TOTAL: 5